

LEGEND

AdB EXISTING SOIL TYPE · EXISTING SOIL LINE **ROW** EXISTING ZONING DESIGNATION EXISTING ZONING **EXISTING WATER EXISTING GASLIN** EXISTING COMMU ---- OVERHEAD WIRE **EXISTING RAILRO** ---- EXISTING CONTO

--- FEMA --- EXISTING 100-YEAR FLOOD PLAIN

50' NATIONAL RESOURCE DISTRICT

G LINE	(11) PROPOSED PARKING SPACE QUAI
RLINE	
NE	
IUNICATION LINE	PROPOSED PAVING
ES	PROPOSED SWM AREA
OAD	
OUR	PROPOSED STORM DRAIN

11	PROPOSED PARKING SPACE QUANTITY
	PROPOSED PAVING
	PROPOSED SWM AREA
	PROPOSED CONTOUR
<u> </u>	PROPOSED STORM DRAIN

EXISTING TREES

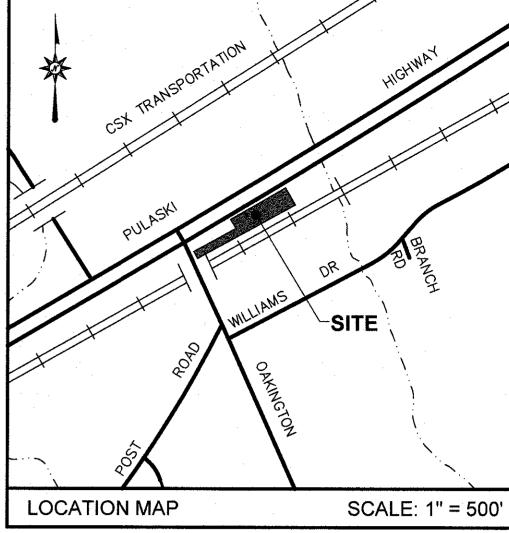
(2) EXISTING LOT NUMBER

SYMBOL NAME DRAINAGE CLASS GROUP	HYDRIC RATING	K FACTOR
BeB BELTSVILLE SILT LOAM 2-5 PERCENT SLOPES WELL DRAINED C	HYDRIC	0.37

GENERAL NOTES:

FINAL ENGINEERING.

- 1. THE PARCEL BOUNDARIES WERE FIELD SURVEYED IN OCTOBER OF 2021 BY KARINS AND ASSOCIATES. 2. THE FINAL LOCATION FOR THE WATER VALVE AND SEWER CLEANOUT
- SHALL BE DETERMINED DURING FINAL ENGINEERING. 3. A GRADING PERMIT WILL BE REQUIRED AND SEDIMENT CONTROLS WILL BE DETAILED AT FINAL DESIGN
 - 4. STORMWATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE 2010 MARYLAND STORMWATER MANAGEMENT MANUAL 5. A SIMPLIFIED FOREST STAND DELINEATION PLAN WILL BE COMPLETED BY
- KARINS AND ASSOCIATES WITH GUIDANCE FROM WILL TUPACK, PWS OF WATERSHED ECO. 6. A LANDSCAPING PLAN AND LIGHTING PLAN WILL BE SUBMITTED AS SEPARATE SHEETS. A FINAL LANDSCAPE PLAN AND LIGHTING PLAN
- MUST BE APPROVED PRIOR TO THE RELEASE OF THE BUILDING 7. ANY RELOCATION OR REMOVAL OF EXISTING UTILITIES SHALL BE
- COORDINATED THROUGH THE APPROPRIATE AUTHORITIES. 8. ALL PROPOSED SIGNS REQUIRE A SIGN PERMIT A WILL BE LOCATED WITHIN A SIGN EASEMENT. EXACT LOCATIONS TO BE DETERMINED DURING
- 9. LIGHTING SHALL BE DESIGNED AND CONTROLLED SO THAT ANY LIGHT SHALL BE SHADE, SHIELDED OR DIRECTED SO THAT THE LIGHT INTENSITY SHALL NOT ADVERSELY AFFECT THE OPERATION OF VEHICLES OR REFLECT ONTO RESIDENTIAL LOTS OR BUILDINGS.



DEVELOPMENT SUMMARY

1. LOT INFORMATION:

2208 PULASKI HIGHWAY, HAVRE DE GRACE, MD 21078 OWNER: 2208 & 2222 PULASKI HIGHWAY, LLC 1880 TRUDEAU DRIVE, FOREST HILL, MD 21078 TAX MAP: 52 GRID: 3D PARCEL: 269 DEED REFERENCE: 4414/235 TAX ACCT. #: 06007856 PLAT: 135/11, LOT 1

2222 PULASKI HIGHWAY, HAVRE DE GRACE, MD 21078 OWNER: 2208 & 2222 PULASKI HIGHWAY, LLC 2622 WINTERS RUN ROAD, JOPPA, MD 21085 TAX MAP: 52 GRID:3D PARCEL: 246 DEED REFERENCE: 14414/235 TAX ACCT.#: 06001653 PLAT: 135/11, LOT 2

2. OWNER: CARFIRST C/O MR. AAMIR RAZA 630 S. PHILADELPHIA BOULEVARD

ABERDEEN, MD 21001 PHONE: 443-627-0418

- 3. ZONING: CI- COMMERCIAL INDUSTRIAL 4. EXISTING USE: RESIDENTIAL (TWO ABANDONED BUILDINGS) 5. PROPOSED USE: COMMERCIAL; CERTIFIED USED CAR SALES 6. GROSS PROPERTY AREA: 42,380 S.F. / 0.973 AC.±
- 7. NET PROPERTY AREA: 26,523 S.F. / 0.609 AC.± 8. IMPERVIOUS COVERAGE: A. EXISTING: 2,790 S.F. / 0.064 AC.± , 6.58%
- B. PROPOSED: 13,687 S.F. / 0.314 AC.±, 32.30% 9. SETBACKS:
- A. FRONT YARD: 25' B. SIDE YARD: 10'
- C. REAR YARD: 35' D. MIN LOT WIDTH: 50'
- E. MIN LOT SIZE: 10,000 S.F. 10. MAXIMUM BUILDING HEIGHT: 36' 11. WATER AND SEWER IS PROVIDED BY PUBLIC WATER (CONTRACT NO. 3008
- AND PUBLIC SEWER (CONTRACT NO. 6442)
- A. 1 SPACE/300 S.F. FLOOR AREA, REQUIRED: 3,150 S.F./300= 11 SPACES B. PROVIDED: 11 SPACES, INCLUDING 1 HANDICAP SPACE
- 13. TRIP GENERATION CALCULATIONS: A) A.M. PEAK HOUR:
 - 1. ENTERING: 5 2. EXITING: 2
- B) P.M. PEAK HOUR: 1. ENTERING: 6
 - 2. EXITING: 6
- 14. PROPOSED EMPLOYEES: UNKNOWN 15. THERE ARE NO FORESTED AREAS ON SITE.
- 16. THERE ARE NO NON-TIDAL WETLANDS THAT IMPACT THE PROJECT AREA.
- 17. A PORTION OF THE SITE LIES IN 100 YEAR FLOOD PLAIN. (FEMA MAP 24025C0194E) 18. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 19. THERE ARE NO EXISTING OR PROPOSED GREASE INTERCEPTORS ON SITE.
- 20. THERE ARE NO EXISTING OR PROPOSED UNDERGROUND STORAGE TANKS (USTs),
- ABOVE GROUND STORAGE TANKS (AGSTs), OR ANY OTHER POTENTIAL SOURCES OF CONTAMINATION ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY LINES. 21. THE ENTIRE SITE LIES WITHIN THE CHESAPEAKE BAY SCIENCE AND SECURITY CORRIDOR
- 22. REQUIRED BUFFER YARDS: ADJACENT PROPERTIES ZONED CI DO NOT REQUIRE BUFFER YARDS
- ADJACENT TO ROADS DO NOT REQUIRE BUFFER YARDS. 23.THE ENTIRE SITE LIES WITHIN THE CHESAPEAKE SCIENCE AND SECURITY CORRIDOR.
- 24. ANY EXISTING WATER METERS SERVICING PARCELS 246 AND 269 ARE TO BE REMOVED AND THE SERVICE CONNECTIONS ABANDONED IN ACCORDANCE WITH HARFORD COUNTY WATER AND SEWER STANDARDS.

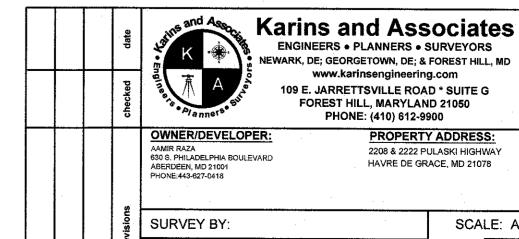
406. 2022 9-12-22

10-19-22

PRELIMINARY SUBDIVISION PLAT **FOR**

CARFIRST, LLC

2208 & 2222 PULASKI HIGHWAY HAVRE DE GRACE, MD, 21078 SITUATE IN: SIXTH ELECTION DISTRICT, HARFORD COUNTY, MARYLAND



CHECKED BY: JBG

PROFESSIONAL CERTIFICATION I, JOHN B. GONZALEZ, P.E., CPSWQ, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO.: 200450 EXPIRATION DATE: 10/14/2023



DRAWING NO.: 3157_Q01